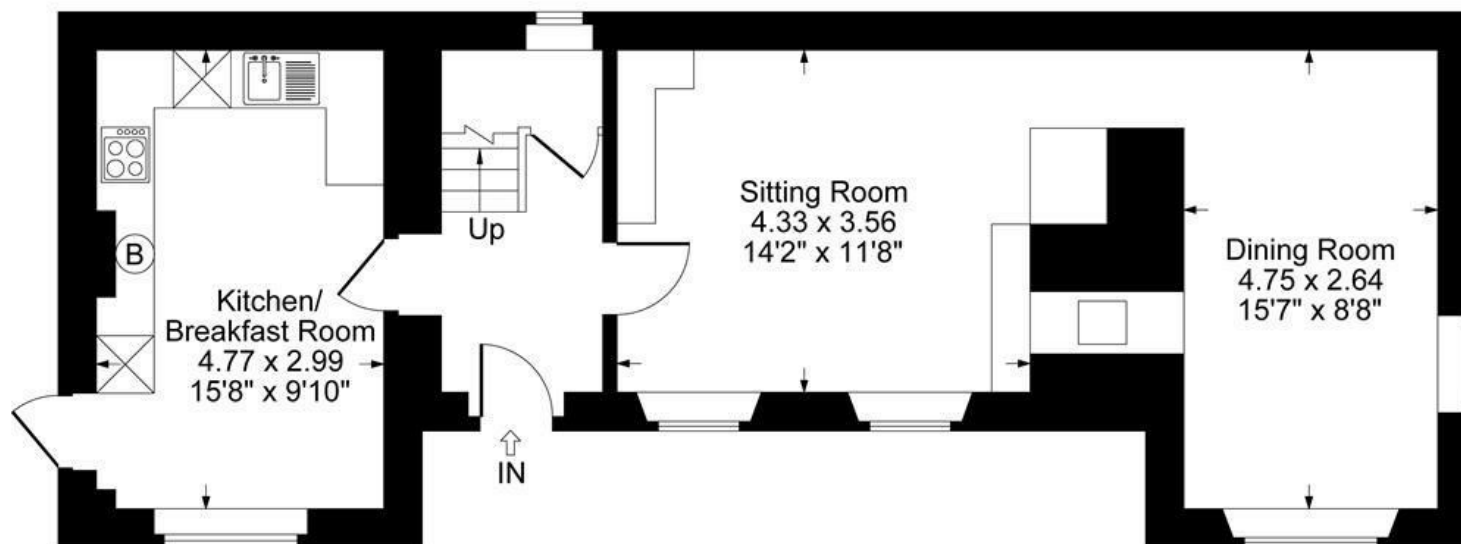


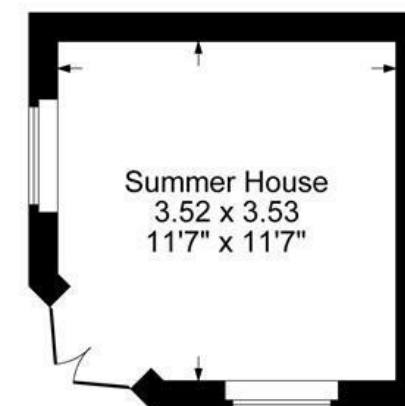
First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 56.51 sq m / 608 sq ft
 First Floor = 58.75 sq m / 632 sq ft
 Outbuilding = 11.81 sq m / 127 sq ft
 Total Area = 127.07 sq m / 1367 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Outbuilding

The Property

A beautifully presented detached Cotswold stone cottage on the edge of this popular village, offering charm, space, and far-reaching views.

Fiddlers Cottage is a delightful period home that has been sympathetically extended in the past to create spacious and characterful accommodation across two floors. Set back from the road with a gated gravel driveway, the property is within walking distance of village pubs and enjoys a lovely outlook over neighbouring fields.

The front door opens into a welcoming hallway with space for coats and boots, stairs rising to the first floor, and a useful understairs cupboard. To the left, the country-style kitchen is fitted with a range of wall and base units, an integrated dishwasher and washing machine, and space for a fridge freezer and breakfast table. There is a pretty outlook to the front garden, and a side door opens to a small outdoor area used for bin storage, with open access to the driveway.

At the heart of the home is the sitting room, full of warmth and character, with a light oak floor, exposed beams, Cotswold stonework, two window seats, and a fireplace housing a double-sided wood-burning stove. Two steps lead up to the dining room, where the charm continues with further exposed beams, dual-aspect windows, and the other side of the stove — a perfect space for entertaining or relaxed family meals.

Carpeted stairs lead to the first floor, where halfway up a door opens to the rear garden — a lovely surprise. The landing feels open and light, with windows framing far-reaching countryside views. This opens to a generous space with exposed beams and windows front and back — currently used as a study or dressing area, but offering clear potential to create a third bedroom.

The principal bedroom has views across open fields and features an en-suite shower room. The second bedroom includes a decorative fireplace, exposed beams, and built-in storage, and is served by a family bathroom with a large bath, hand-held shower, WC, basin, and cupboards.

Outside, the rear garden has been thoughtfully landscaped with a paved terrace, well-planted borders, a lawned area, and a second patio at the far end housing a timber summerhouse with power and lighting which enjoys open field views and makes an ideal home office or children's den. A garden shed provides additional storage, and a path leads around to the front, where the log store is neatly tucked away.

The front garden is equally attractive, with mature planting, a crab apple tree, well-kept lawn, and seating areas to enjoy morning sun. The gravelled driveway provides parking for at least four vehicles.

Fiddlers Cottage is a charming, well-balanced home — characterful yet practical, peaceful yet well connected — and positioned on the edge of one of the Wychwoods' most desirable villages.

Situation

Shipton-under-Wychwood is a thriving village in the heart of the Cotswolds Area of Outstanding Natural Beauty, set within the rolling countryside of the Evenlode Vale. The village offers a variety of local amenities including a village shop and post office, three well-regarded pubs — including the popular Lamb Inn within walking distance — a petrol station, a doctors' surgery with attached pharmacy, and a large modern village hall. Adjoining Shipton, Milton-under-Wychwood adds further facilities such as the award-winning Hare pub, village stores, dental and veterinary surgeries, hairdressers, farm shops, bakeries, and a microbrewery, while nearby towns like Burford, Chipping Norton, and Stow-on-the-Wold provide more extensive shopping and services. The village community is supported by excellent schooling options, including a primary school serving both Shipton and Milton, plus independent preparatory schools in surrounding villages. Central to village life is a large open green with a children's play park, alongside sports clubs for football, cricket, and tennis. With easy access to the A40 and M4, plus mainline train stations at Charlbury and Kingham offering services to London Paddington, Shipton-under-Wychwood balances peaceful rural living with convenient connections.







1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping Norton
Oxfordshire
OX7 5NA
Telephone: 01608 644808